

RE TRANS

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OF

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DEED OF DISTRIBUTION
BY
PERSONAL REPRESENTATIVE

007270

THIS deed is made by JEANNETTE B. POULIN, Personal Representative of the Estate of Roland J. Poulin Deceased, Grantor, to JEANNETTE B. POULIN of Waterville, Maine, Grantee.

WHEREAS, the Last Will of Roland J. Poulin, deceased, was duly admitted to probate in the Probate Court of Kennebec County, Maine; and

WHEREAS, Grantor was duly appointed Personal Representative of said estate and is now qualified and acting in said capacity; and

WHEREAS, the Grantee is determined to be the person entitled to distribution of the hereinafter described real property, and Grantor is authorized to distribute the same to Grantee.

NOW, THEREFORE, Grantor conveys, assigns, transfers and releases to Grantee the following described real property:

A CERTAIN LOT OR PARCEL of land with buildings and improvements thereon, situated in Waterville, County of Kennebec and State of Maine, bounded and described as follows:

BEGINNING at an iron rod in the westerly line of the Sidney Road; thence southerly along the said westerly line of said road ninety-five and four-tenths (95.4) feet to a stone monument marked "R", at an angle in said westerly line; thence by a slight angle to the left along said westerly line one hundred thirty-five and six-tenths (135.6) feet to an iron rod; thence westerly along the line of land formerly owned by Charles F. Poulin (Beverly Hills) about nine hundred and eight (908) feet to Nelson Heights; thence northerly along the easterly line of Nelson Heights to land of one LaPrise; thence easterly along the southerly line of land of LaPrise and Meader to an iron rod; thence southeasterly along the land formerly owned by Charles F. Poulin two hundred forty-five and two-tenths (245.2) feet to the point of beginning and making an angle with the westerly line of said Sidney Road of ninety (90) degrees.

EXCEPTING AND RESERVING the portions of the above premises previously conveyed by Roland J. Poulin and easements previously conveyed by Roland J. Poulin as set forth in the following instruments:

1. Quit-Claim Deed from Roland J. Poulin to the City of Waterville, dated May 4, 1946 and recorded in the Kennebec County Registry of Deeds in Book 834, Page 578, granting the right and easement to construct, lay, and maintain a sewer line on the premises.
2. Warranty Deed from Roland J. Poulin to Leo U. Lessard and Irene M. Lessard, dated September 17, 1946 and recorded in the Kennebec County Registry of Deeds in Book 844, Page 564, conveying a triangular parcel.

3. Warranty Deed from Roland J. Poulin to the City of Waterville, dated May 3, 1951 and recorded in the Kennebec County Registry of Deeds in Book 904, Page 68, conveying a strip of land fifty (50) feet wide running southwesterly across the land of Roland J. Poulin from the southern extension of Collette Street to the northern end of Roland Street, including a slope easement.
4. Warranty Deed from Roland J. Poulin to Waterville Sewerage District, dated June 21, 1973 and recorded in the Kennebec County Registry of Deeds in Book 1652, Page 346, conveying two (2) parcels with certain restrictions.

BEING the remaining portion of the premises acquired by Roland J. Poulin by Warranty Deed from Charles F. Poulin, dated April 9, 1946 and recorded in the Kennebec County Registry of Deeds.

together with all tenants, hereditaments and appurtenances thereto belonging, but subject to easements and restrictions of record.

EXECUTED: February 21, 1990

ESTATE OF ROLAND J. POULIN

By: Jeannette B. Poulin
Jeannette B. Poulin
Personal Representative

STATE OF MAINE
KENNEBEC, SS.

Date: February 21, 1990

Before me, the undersigned, a notary public, duly commissioned and qualified for and residing in said county and state, personally appeared JEANNETTE B. POULIN as Personal Representative of the Estate of Roland J. Poulin, deceased, to me known to be the identical person who executed the foregoing deed of distribution and acknowledged the same to be his free act and deed.

Before me,

William P. Dubord
Notary Public

Print Name: William P. Dubord
Commission Expires: 6/26/94

RECEIVED KENNEBEC SS.

1990 APR 23 AM 9:00